

Preliminary Assessment

Former Stop and Wash A.k.a. Ruthen Laundromat 904-906 South Avenue Plainfield, Union County, New Jersey

The former Stop and Wash property is located at 904-906 South Avenue in Plainfield, Union County. The former Stop and Wash facility operated a self-serve laundromat with self-serve dry cleaning machines. According to City of Plainfield industrial directories, the former Stop and Wash facility started operations between 1956 and 1962. According to the Union County Business Directory, Henry and Ruth Kanar (a.k.a. Ruthen Laundromat Inc.) operated in 1962 an automatic laundromat and automatic dry-cleaning business at 906 South Avenue, Plainfield, New Jersey. In 1984, Claude and Marisse Louissaint purchased the Stop and Wash business and associated property. According to the daughter of the Louissaint's, Ms. Marsha Webb, the family operated the facility until approximately 1993. Ms. Webb had helped run the facility but was unaware of any hazardous chemicals that might have been used by the facility. Ms. Webb had stated that one self-serve dry cleaning machine did operate within the laundromat. In May 2006, Mr. Garland and Marsha Webb purchased the property from the Louissaint's. According to Mr. Webb, the facility was not operating when he purchased it from his wife's family. The current owners, Mr. Garland and Marsha Webb, stated that they have no information or records regarding chemicals used on site. Mr. Webb demolished the building and backfilled the property in Fall 2007. Mr. Webb did not perform any other testing or environmental investigations at the former Stop and Wash property and knows of no previous environmental investigations for the property. According to Mr. Webb, Union County officials required that fill material that was used to back fill the property be tested to ensure clean fill was placed on the property. The NJDEP does not have any records regarding chemicals used on site and it is unknown how spent dry cleaning fluid and filters were disposed of in the past at the facility. The facility has historically been connected to public sewerage for daily use. Currently, the site is an undeveloped-commercial property with no standing structures.

The former Stop and Wash property is located adjacent to and hydraulically upgradient from Al & Jeans Children's 1st & Unique Daycare facility (Al and Jeans) located at 912-914 South Avenue. Al and Jeans is a children's day care facility that leases space within a shopping center. A convenience store occupies the remainder of the shopping center building on this property. In February 1993, three monitor wells were installed at the site to assess ground water quality. The monitor wells were sampled for volatile organic compounds. TCE and PCE were detected in shallow ground water at concentrations above the NJDEP Ground Water Quality Standard (GWQS) of 1 part per billion (ppb). Ground water was determined to be flowing toward the northeast. A Preliminary Assessment and Site Inspection (PA/SI) Report, dated November 15, 1994, was prepared for the 912-914 South Avenue property as part of a pending real estate transaction. According to the PA/SI, regional TCE and PCE groundwater had impacted the shallow and deep ground water regimes at the site. The PA/SI also indicated that the businesses associated with the property had never used or stored TCE or PCE. Based on the site history and the calculated ground water flow direction within the PA/SI, the NJDEP determined that the chlorinated compounds detected in the monitor wells on site were from an unknown, upgradient source and not from former or current operations on-site.



In 2008, NJDEP personnel collected two rounds of indoor air and subslab vapor samples within the Al and Jeans facility. PCE and TCE were detected at concentrations above the indoor air and soil gas screening levels. The NJDEP determined that the shopping centers ambient air quality did not meet NJDEP indoor air quality standards. In May 2008, NJDEP installed a vapor recovery and treatment system within the shopping center to treat hazardous fumes entering the facility from an off-site ground water contaminant plume.

Based on this information, it is recommended that a Site Investigation be conducted at the former Stop and Wash property to determine if they are a source of the shallow PCE and TCE groundwater plume that is migrating onto the Al and Jean's Children's Day Care facility property and impacting indoor air.

NJDEP, Site Remediation Program
Site Assessment Section
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June 17, 2008

Topographic Map: Former Stop n Wash Property

